

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL RD-26
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, The Neighborhood Housing Trust, has presented a proposal for the purchase of Disposition Parcel RD-26 in the South End Urban Renewal Area for the purpose of rehabilitation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Neighborhood Housing Trust be and hereby is tentatively designated as redeveloper of Disposition Parcel RD-26 subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds; and
- (ii) Evidence of firm financing commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications.

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that The Neighborhood Housing Trust possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
5. That this tentative designation is terminated effective April 9, 1969, unless the documentation required by this tentative designation is submitted in satisfactory form on or before said date.
6. That if this tentative designation is terminated by reasons of the Redeveloper's failure to submit in satisfactory form the documentation required by this tentative designation to be submitted on or before April 9, 1969, the Development Administrator is authorized to negotiate with the proponent of the alternative proposal received pursuant to the terms of the advertisement of the availability of Disposition Parcel RD-26, which advertisement was published October 27, 1968.

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MEMORANDUM

JANUARY 9, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL RD-26
SOUTH END URBAN RENEWAL AREA

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SUMMARY: This memorandum requests tentative designation of The Neighborhood Housing Trust as redeveloper of Disposition Parcel RD-26, South End Urban Renewal Area.

On October 17, 1968, the Authority authorized the advertisement of the availability for rehabilitation of Disposition Parcel RD-26 in the South End Urban Renewal Area. The building located on Parcel RD-26, currently vacant, is suitable for rehabilitation for three or four apartment units with ground floor commercial space. The advertisement listed first preference to displacees of the project area; second to displacees of other projects; third, residents of the project area; and fourth, others. The closing date for proposals was November 27, 1968. Two proposals were received as follows:

The Neighborhood Housing Trust, 198 West Brookline Street, Boston, Mass., proposes to rehabilitate the building for three large two- and four-bedroom dwelling units which will be leased to the Boston Housing Authority. This group further proposes to rehabilitate the ground floor commercial space in an appropriate manner. The Neighborhood Housing Trust, which first indicated an interest in Parcel RD-26 in April of 1968, is a local group composed of residents of the South End headed by Professor William Willier, professor at Boston College Law School.

George M. Romanos, Jr., President, Warren Construction Company, 40 South Street, Jamaica Plain, Mass., also submitted a letter of interest. Mr. Romanos' letter of interest contained documentation of his previous efforts in rehabilitating urban renewal properties in other projects. His letter did not contain any specific proposal for the building located on Parcel RD-26.

Because of the Redeveloper preferences listed in the advertisement, the desire of the South End community to involve themselves in the renewal of their own community and because of the potential of the group, I recommend that the Authority tentatively designate The Neighborhood Housing Trust as redeveloper of Disposition Parcel RD-26. I propose that this tentative designation be for a period of 90 days subject to submission of firm financing commitments, evidence of sufficient equity, and plans and specifications, all subject to Authority approval.

I further recommend that this tentative designation expire automatically at the end of the 90-day period if the required documentation and plans and specifications have not been submitted to the Authority. I would then propose that the Authority authorize negotiations with Warren Construction Company, the only other developer who indicated firm interest in the parcel.

An appropriate resolution is attached.

Attachment